



Weber County Planning Division

Site Plan Administrative Approval

Project Name: DR 2011-14 Eden Professional Center Amendment (Pat's Place)

Date Submitted: October 5, 2011

Land Serial Number: 22-046-0036

Approximate Address: 2580 North Highway 162

Planning Division Staff Review: Ben Hatfield

Background

The applicant is requesting approval of an amended site plan operate a restaurant (Pat's Place) with a drive through window in a new building located at 2580 North Highway 162 in Eden. The proposed location is zoned CV-2 which allows a restaurant as a permitted use. The new building will contain approximately 470 square feet. An outdoor eating area with two picnic tables will be located to the south in a grassy area. Fabric covers will be put up seasonally to provide shade. The building will also have a large concrete patio in the front. The parking requirement for a restaurant is one space per table. The existing parking lot will be repainted including the additional parking spaces, including one ADA parking space. One new wall sign approximately 2 feet by 6.5 feet will be added to the building and a new panel in the site's main sign will be included.

Planning Division Review

▪ **Have the applicable requirements of the Weber County Zoning Ordinance been met?**

Staff has determined that Chapter 18B (CV-2 Zone), Chapter 18C (Architectural, Landscape, and Screening Design Standards), Chapter 24 (Parking Standards), Chapter 31 (Administration), Chapter 32B (Ogden Valley Signs), Chapter 36 (Design Review), and Chapter 39 (Ogden Valley Lighting) of the Weber County Zoning Ordinance apply to this Design Review. These ordinances have been complied with in the following ways:

- The CV-2 Zone allows a restaurant as a permitted use.
- The location of the building and sign conform to the setback requirements of the CV-2 Zone.
- The parking area provides 36 spaces, which meet the requirements of Chapter 24 for all uses on the site.
- The new structure meets the architectural requirements of Chapter 18C and the landscaping meets the 20% requirement at 35 %.
- One new outdoor light to be installed meets the requirements of Chapter 39 by the bottom

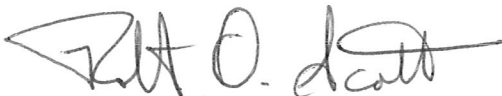
- edge of the shield being below the plane center line of the light source (Partially Shielded).
 - The new sign meets the requirements for a wall sign in the CV-2 Zone because it is less than 8 feet tall and 12 feet wide.
 - **Are review agency conditions and requirements complete?**
 - Approval is subject to the completion of requirements from the :
 - Weber County Engineering Division particularly completion of calculations for the storm water system.
 - Weber County Building Inspection Division.
 - A building permit is required.
 - A business license is required through Weber County.
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Planning Division Findings

- The application was submitted on October 5, 2011 and deemed complete on November 15, 2011.
- The requirements of Chapters 18B, 18C, 24, 31, 32B, 36, and 39 have been complied with as described above.

Based upon the findings listed above, the site plan for the Eden Professional Center is hereby approved, subject to the requirements of review and licensing agencies.

Date of Administrative Approval: December 14, 2011



Robert O. Scott
Weber County Planning Director

Exhibits

- A. Pictures
- B. Site plan

The exhibits are considered the approved documents associated with this Design Review site plan amendment for a restaurant addition.